

Gunbarrel Community Center Plan

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Gunbarrel Community Center Plan (2.22 MB)

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Please note that there is a difference between the Gunbarrel Community Center Plan and the Gunbarrel Town Center development proposal. The community center plan is a future land use and transportation plan for the entire Gunbarrel commercial area which was initiated by the city. It will provide direction for reviewing future public improvements and private sector development proposals in the area and provide direction for individual landowners when they develop or redevelop their properties. Please note that there is a difference between the and the development proposal. The community center plan is a future land use and transportation plan for the entire Gunbarrel commercial area which was initiated by the city. It will provide direction for reviewing future public improvements and private sector development proposals in the area and provide direction for individual landowners when they develop or redevelop their properties.

The Gunbarrel Town Center project is a site-specific development proposal from a private landowner for an approximately 11 acre vacant site south of Lookout Road and west of Gunpark Drive. The Town Center proposal is in the city's site review process and is pending a resubmittal by the applicant. Final approval of any project on this site requires a public hearing before Planning Board where the public will be allowed to provide input. The hearing date has not yet been set, but if you wish to be added to the notification list, you can e-mail this request to plandevlop@bouldercolorado.gov.

Introduction

The city has developed an area plan for the Gunbarrel commercial area to help bridge the gap between the broad policies of the Boulder Valley Comprehensive Plan and site-specific development applications for this area.

The plan is currently in the adoption phase with both Planning Board and City Council. Please see "Upcoming Meetings" for the next public hearing date.

The area plan addresses land use and transportation issues, including:

Land Use

- Providing consistency with the Boulder Valley Comprehensive Plan Land Use and Trails maps and policies.
- Enriching the area's image and design quality by creating a more consistent development pattern to bring visual order to the area, and provide for a more human-scale, pedestrian friendly environment.
- Providing an appropriate mix of housing densities and types that is compatible with surrounding neighborhoods and provides affordable housing.
- Providing opportunities for increasing the retail and mixed use potential in the Gunbarrel Commercial Area.

Transportation

- Providing transportation connectivity including safe and convenient vehicular and non-vehicular connectivity within the commercial area and to the surrounding automobile, bicycle and pedestrian systems.
- Mitigating existing transportation problems and the potential problems presented in the area plan.
- Improving and providing adequate access to public transit systems.
- Providing linkage to existing and evolving regional transportation networks.

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Background Information

During the summer of 2002, at the request of several residents in the Gunbarrel area, the Planning Department put together an ad-hoc committee on the future of the proposed Gunbarrel Town Center development project. Concerns had been expressed about the proposed mixed-use development at Lookout and Gunpark Roads, and about proposed changes to the RB-D zoning district. Other issues identified were:

- 5460-5490 Spine Road development proposal and proposed Boulder Valley Comprehensive Plan land use change
- Jobs/Housing Project
- Gunbarrel Town Center Residential and Retail Market Analysis Conclusions
- Regional transportation discussions

One of the concerns identified was the need to better assess whether the proposed development was taking full advantage of the retail market and that the proposed residential was not replacing some of that retail demand. Staff initiated discussions with some of the neighborhood representatives and property owners about the possibility of doing further planning work for the broader commercial area of Gunbarrel. These initial discussions led to the current Gunbarrel Community Center Plan process.

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What is an Area Plan?

Subcommunity and area planning is meant to bridge the gap between the broad policies of the Boulder Valley Comprehensive Plan and site-specific project review. The city of Boulder has identified nine subcommunity planning areas within the service area, including Gunbarrel. Within each subcommunity are one or more distinct areas that may consist of neighborhoods, employment centers, retail centers or a combination of these. Area plans may address planning issues at a more detailed level than the comprehensive plan or the subcommunity plans, or they may serve to explore new land use ideas for small areas or neighborhoods. Area plan boundaries are defined as planning issues arise. Area plans are jointly adopted by both Planning Board and City Council.

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Goals of an Area Plan

Area plan goals focus on how to implement solutions to planning problems or opportunities for the area in context of the comprehensive plan by:

- Identifying opportunities to address community goals as stated by the Boulder Valley Comprehensive Plan.
- Developing criteria to be used in decision-making that balance local interests with those of the broader community.
- Involving interested groups and individuals to identify issues and opportunities to be incorporated into the subcommunity or area plan and establish a commonly understood vision for the future.
- Integrating details, patterns, and vision of the plan into an appropriately scaled and illustrated plan.

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Map of Plan Area

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